



Agenda Item Number: 2005-2-4G

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 8, 2005

Department: Zoning, Building, Planning **Staff Contact:** Sanford Fish, Director
And Environmental Health

TITLE: Pending Annexation – AXBC 50-001

ACTION: Approval

SUMMARY:

The following annexation, submitted for review by the Board of Commissioners, is recommended for approval:

AXBC 50-001 Maurice Ikle, agent for James Guthrie, requests annexation of Tract 89C, MRGCD Map 32, located south of Montano Road and Tahoe Place NE, east of the Alameda Lateral, containing approximately .58 acres, currently zoned county M-1, with anticipated zoning of city M-1 (F-15)

There are no significant issues regarding this annexation. The properties to the north were approved for annexation in 2003 and 2004 (AXBC 30-004 and 40-008). The parcel requested in this application will be included with the adjacent land to the north as the property develops.

ATTACHMENTS:

1. Department Comments
2. Annexation Packets

FISCAL IMPACT

See attached Fiscal Impact Analysis

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

Staff has no adverse comments regarding this proposed annexation. I recommend Board approval. TL 2/2/05

DEPUTY COUNTY MANAGER FOR COMMUNITY SERVICES

There will be no adverse zoning issues that will occur subsequent to the Commission's approval of this annexation request. Properties to the north of the parcel requested for annexation were previously approved for annexation in 2003 and 2004. The parcel requested for annexation will be included with the adjacent land to the north as the property develops. Recommend approval. Julie M. Baca 02/01/2005

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

AXBC 50001 – No adverse comments to this annexation request. In 2003, property to the north of this property (Tracts 11 – 17, Sunrise Heights Addition, site adjacent to Montano Road, NE) was annexed by the City of Albuquerque (reference AXBC 30004). In 2004, the property which abuts the north side of this property was annexed by the City of Albuquerque (reference AXBC 40008). According to the annexation documents for AXBC-30004, direct access to Montano Road was required upon annexation approval and the previous access provided by Tahoe Place was to be vacated. Therefore, legal access to the property presently under consideration for annexation will need to be provided through these previously annexed properties. The City of Albuquerque should verify that the allowance for legal access is provided with this new annexation request to avoid potential requests to provide other means of access.

Water and sewer infrastructure are located within the existing property north of this parcel and the developer should coordinate line extensions with the Albuquerque Bernalillo County Water Utility Authority. Service should be made available to any unserved adjoining parcels located within the unincorporated County.

BCPWD requests that the City of Albuquerque coordinate review of any grading and drainage plans in this area to insure that the drainage needs of the adjacent unincorporated areas are adequately addressed.

It should be noted, that the County approved the annexation of the northerly property (reference AXBC 30004) under the condition that the property owner construct a Bernalillo County approved turnaround, at an agreed upon location, west of the Alameda Lateral. At this time, the turnaround has not been constructed. BCPWD staff will again request City of Albuquerque staff that the turn-around requirement be included in the developer's obligations.

There are no residential accounts on this annexations and therefore no impact to the Solid Waste Department.

DEPUTY COUNTY MANAGER FOR PUBLIC SAFETY

There is no adverse impact relative to public safety. "Checker board" annexing has and will continue to require the County and the City Public Safety Departments to make adjustments in their response protocols. Jdantis 05/05/04

FINANCE

See attached Fiscal Impact Analysis

LEGAL

The Commission's review and approval/denial of these annexation requests was made possible by the passage of SB 241, which requires Board approval before the property may be annexed. PFT 1/28/05